

**\*Revised 3/25/10**

**AGENDA  
ZONING COMMITTEE  
OF THE SAINT PAUL PLANNING COMMISSION  
Thursday, April 1, 2010 3:30 P.M.  
City Council Chambers  
Third Floor City Hall - Saint Paul, Minnesota**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

**APPROVAL OF MARCH 18, 2010, ZONING COMMITTEE MINUTES**

**SITE PLAN REVIEW** – List of current applications (Tom Beach, 651-266-9086)

**OLD BUSINESS**

- 1      10-115-751   Ted And Lynn LLC**  
Rezoning from RM2 Medium-Density Multiple-Family Residential to TN2 Traditional Neighborhood  
1389 & 0 Hawley St, between Cottage and Arlington  
RM2  
Patricia James            651-266-6639
- 2      10-106-605   Hamernick Hill**  
Variances of TN design standards: building size of 10,000 sq. ft. permitted, 20,782 sq. ft. proposed; floor area ratio of 0.5 required, 0.319 proposed; and window/door openings 30% of front elevation required, 25.8% proposed  
1396 Rice St, NE corner at Cottage  
TN2  
Patricia James            651-266-6639

**NEW BUSINESS**

- 3      10-121-038   Jim and Michael Johnsen**  
Rezoning portions of parcels at 260 Clarence and 1365 Burns from R4 One Family Residential to B2 Community Business  
1347 Burns, NE Corner at Clarence  
R4  
Luis Pereira    651-266-6591
- 4      10-121-081   Obbs Bar**  
Variance for number of off-street parking spaces and driveway setback from residential property  
1347 Burns Ave, NE Corner at Clarence  
B2  
Luis Pereira    651-266-6591
- 5      10-119-666   MCD Agency LLC**  
Rezoning from TN2 Traditional Neighborhood to B2 Community Business  
670 Juno Ave, SE corner of Juno and Osceola  
B2  
Luis Pereira    651-266-6591

- 6      **10-121-250 Shamrock's**  
Variances for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed; and 2) setback from Osceola right-of-way (7 ft. required, 4 ft. proposed)  
670 Juno Ave, SE corner of Juno and Osceola  
B2  
Luis Pereira    651-266-6591
- 7      **10-114-639 Clear Wire (Groveland Rec Center)**  
Conditional Use Permit for a wireless communications antenna on a 100 ft monopole  
1961 St Clair Ave, between Prior and Kenneth  
R3  
Sarah Zorn    651-266-6570
- 8      **10-116-425 Clear Wireless LLC (Eastview Playground)**  
Conditional Use Permit for a wireless communications antenna on a 100 ft monopole  
1675 5th St E, Area bounded by Kennard, 5th, Flandrau, Margaret St. Alley  
R4  
Sarah Zorn    651-266-6570
- 9      **~~10-123-489 University of St. Thomas~~ \*POSTPONED TO APRIL 15**  
~~Modification of conditional use permit requirement that off-street parking spaces for college athletic facilities be within 600 feet of the building to be served~~  
~~2115 Summit Ave Bldg Ust, Area bounded by Selby, Cleveland, Grand, Cretin, Mississippi River Blvd., Goodrich, and Summit~~  
R2  
~~Josh Williams 651-266-6659~~
- 10     **~~10-122-449 St. Thomas Student Center~~ \*POSTPONED TO APRIL 15**  
~~Site plan review for new student center~~  
~~2115 Summit Ave~~  
R2  
~~Tom Beach 651-266-9086~~

## ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Ted And Lynn LLC **FILE #:** 10-115-751
  2. **APPLICANT:** Ted And Lynn LLC **HEARING DATE:** April 1, 2010
  3. **TYPE OF APPLICATION:** Rezoning - Consent
  4. **LOCATION:** 1389 Hawley St and 0 Hawley St., between Cottage and Arlington
  5. **PIN & LEGAL DESCRIPTION:** 192922320158, 192922320157; Hagers Subdivision Of Lots1 Vac Alley Adj & Lots 26 & 27 Blk 5; Hagers Subdivision Of Lots1 Vac Alley Adj & Lots 28 Blk 5
  6. **PLANNING DISTRICT:** 6 **EXISTING ZONING:** RM2
  7. **ZONING CODE REFERENCE:** § 66.312; § 66.321; § 61.801(b)
  8. **STAFF REPORT DATE:** March 24, 2010 **BY:** Patricia James
  9. **DATE RECEIVED:** March 1, 2010 **60-DAY DEADLINE FOR ACTION:** April 30, 2010
- 

- A. **PURPOSE:** Rezoning from RM2 Medium-Density Multiple-Family Residential to TN2 Traditional Neighborhood.
- B. **PARCEL SIZE:** Irregular parcel; total area is 20,018 sq. ft. 1389 Hawley: approx. 80 ft. (Hawley) x 157.5 ft. = 12,545 sq. ft.; 0 Hawley: approx. 40 ft. x 187.5 = 7,473sq. ft.
- C. **EXISTING LAND USE:** Vacant land
- D. **SURROUNDING LAND USE:** The site adjoins commercial uses in the TN2 district to the west and mixed density residential to the north, east, and south.
- E. **ZONING CODE CITATION:** §66.312 and § 66.321 describe the intent of the TN2 district and list permitted uses; §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** There is no zoning history for these parcels. An application for variances of TN design standards that includes these parcels as well as 1386 Rice St. has been submitted (Z.F. # 10-106-605) along with this application. A site plan has also been submitted for review by City staff (Z. F. # 10-113-485).
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Planning Council recommends approval of the rezoning.
- H. **FINDINGS:**
  1. The applicant is proposing to redevelop property at 1386 Rice for a home decorating showroom and warehouse. The plans include using these lots for parking and for maneuvering of trucks making deliveries to the business. Since these parcels will become part of the larger development, the applicant is requesting their rezoning to TN2 to be consistent with the rest of the site.
  2. The proposed zoning is consistent with the way this area has developed. It appears that these lots have been used for parking in the past by the previous rent-all business on Rice.
  3. The proposed zoning is consistent with the Comprehensive Plan. The 2005 Rice Street Small area plan vision includes: *Rice Street should be a safe, successful commercial area that welcomes pedestrians as well as automobiles.... Buildings are built up to the sidewalk, with doors and windows opening to the street....* The District 6 North End/South Como plan includes a policy "*...to Maintain and Enhance the Built Environment by ...preserving the mainstreet character of Rice Street...* The development proposed will have the main building at the corner of Rice and Cottage. .
  4. The proposed zoning permits a mix of residential and commercial uses and is compatible with the mixed nature of development in the area and is consistent with the

Land Use Plan (2010), which identifies Rice Street as a mixed use corridor and supports a mix of uses in these corridors (Policy 1.24).

5. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and creates an island of nonconforming use within a larger zoned district, and which dramatically reduce the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property."* Because the proposed use is consistent with the zoning to the west and the area already contains a mix of uses, changing the zoning classification to TN2 would not constitute spot zoning.
6. The petition was found sufficient on March 24, 2010: 21 parcels eligible, 14 parcels required, 14 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning of 1389 Hawley St and 0 Hawley St from RM2 Medium-Density Multiple-Family Residential to TN2 Traditional Neighborhood.



**PETITION TO AMEND THE ZONING CODE**

Department of Planning and Economic Development  
 Zoning Section  
 1400 City Hall Annex  
 25 West Fourth Street  
 Saint Paul, MN 55102-1634  
 (651) 266-6589

**Zoning office use only**

File # \_\_\_\_\_

Fee: 1000.00

Tentative Hearing Date: \_\_\_\_\_

3-18-10**APPLICANT**

Property Owner TED LYNN LLC  
 Address 1455 Sterling Dr N.  
 City Maplewood St. Mn Zip 55119 Daytime Phone 651 487 3211  
 Contact Person (if different) Lynne Datta Phone 651 487 3211

**PROPERTY LOCATION**

Address / Location 1389 Hawkey  
 Legal Description Lot 26, 27 Block 5 Hagers Sub. Lots 1-7 + 14-18 of Walters Addition to cottage Homes Current Zoning RM  
 (attach additional sheet if necessary)

**TO THE HONORABLE MAYOR AND CITY COUNCIL:**

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,

TED LYNN LLC, owner of land proposed for rezoning, hereby petitions you to  
 rezone the above described property from a RM zoning district to a TW2  
 zoning district, for the purpose of: parking

2-8-10  
 EK 1033  
 1250.00

(attach additional sheets if necessary)

Attachments as required: ☐ Site Plan ☐ Consent Petition ☐ Affidavit

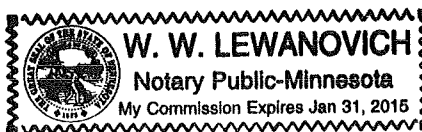
Subscribed and sworn to before me

this February 8th day  
 of \_\_\_\_\_, 20 10.

By: Lynne Datta  
 Fee Owner of Property

Title: owner

W. W. Lewanovich  
 Notary Public



**POPE ASSOCIATES, INC**  
1255 Energy Park Drive  
St. Paul, MN 55108-5118

February 4, 2010

**REZONING AND BUILDING DESIGN VARIANCE NARRATIVE**

**From:** Daniel Pollastrini

**Re:** Hamernick Decorating Center – New Showroom Building  
PAI No. 51778-09116

**Subject:** CITY SUBMITTAL ATTACHMENT - NARRATIVE

Lynn Natus of Hamernick Decorating Center is requesting a property re-zoning and three Building Design Variances for the property located at 1396 North Rice Street, St. Paul, Minnesota. The Hamernick Decorating Center is planning to expand their current facility by demolishing two out of the three buildings on this property and replacing them with a larger one story building that will contain a new decorating showroom and warehouse facility. Lynn has contacted the District 6 representative and a neighborhood meeting took place on January 26<sup>th</sup>. There was no opposition to the rezoning request. Submitted with this letter are adjoining property owner's signatures and a recap of the meeting.

Hamernicks has contracted with Pope Architects to help with the building design, City approval, and construction process. Prior to this submittal, Pope Architects has met with Tom Beach from the Department of Safety and Inspections to review proposed project design, and coordinate the City process for approval.

**DESCRIPTION OF REZONING REQUEST**

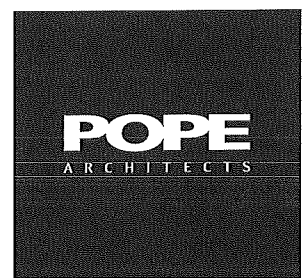
The property is divided into 3 parcels. The largest parcel "A", is located at the front of site on Rice Street and will contain the new proposed building. Parcel "B" and Parcel "C" are located at the rear of the site. They will contain parking for the facility and will be needed for truck maneuvering to the truck docks located at the rear of the building. See site plan drawings submitted with this submittal. The following is a description of each parcel.

<u>PARCEL</u>	<u>SIZE</u>	<u>CURRENT ZONING</u>	<u>PROPOSED REZONING</u>
Parcel "A"	52,579 SF. (1.20 acres)	TN-2 Neighborhood District	-----NA-----
Parcel "B"	7,473 SF. (0.17 acres)	RM-2 Residential District	TN-2
Parcel "C"	12,545 SF. (0.29 acres)	RM-2 Residential District	TN-2
TOTALS	72,592 SF. (1.66 acres)		

It was determined at our initial meetings with the Tom Beach that Parcel "B" and Parcel "C" should be rezoned from RM-2 to TN-2, to match Parcel "A" zoning, since truck maneuvering will take place on these two parcels.

We feel that this rezoning request should be granted, based on the following:

- Property can't be put into reasonable use with current zoning, since truck access to rear of building is necessary for building function.
- Circumstances are unique to this property, since it includes 3 separate parcels which is a circumstance that was not created by the landowner.
- Rezoning is in keeping with the spirit and intent of the code, and will unify the zoning for the entire property.
- Rezoning will not impair an adequate supply of light and air to adjacent properties, and will not alter the essential character of the surrounding area in a negative way.
- Rezoning would not permit any use that is not permitted per code.
- Rezoning request is not based primarily on a desire to increase property value or income for the land owner.



ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: \_\_\_\_\_

DATE PETITION RESUBMITTED: 3-12-10

DATE OFFICIALLY RECEIVED: \_\_\_\_\_

DATE OFFICIALLY RECEIVED: 3-23-10

PARCELS ELIGIBLE: \_\_\_\_\_

PARCELS ELIGIBLE: 21

PARCELS REQUIRED: \_\_\_\_\_

PARCELS REQUIRED: 14

PARCELS SIGNED: \_\_\_\_\_

PARCELS SIGNED: 14

CHECKED BY: Paul DubruicL DATE: 3-24-10

# CITY OF SAINT PAUL

## AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, TEP Lynn LLC, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

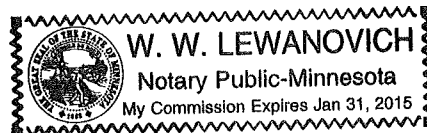
Rupert Natus owner  
NAME

1455 Sterling St.  
ADDRESS Maplewood MN 55119

651 488 9684  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
12<sup>TH</sup> day of MARCH, 2010.

W. W. Lewanovich  
NOTARY PUBLIC



# CITY OF SAINT PAUL

## AFFIDAVIT OF PERSON CIRCULATING CONSENT PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Lepia Natus, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 2 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

Lepia Natus  
NAME

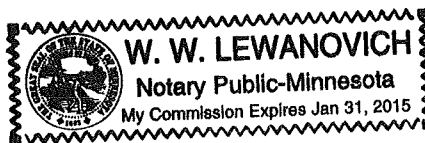
1455 Sterling St  
ADDRESS

651 488 9684  
TELEPHONE NUMBER

Subscribed and sworn to before me this

12th day of March, 2010.

W. W. Lewanovich  
NOTARY PUBLIC



# CITY OF SAINT PAUL

## AFFIDAVIT OF PERSON CIRCULATING CONSENT PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

JON WIERZMA, being first duly sworn, deposes and states that he/~~she~~ is the person who circulated the consent petition consisting of 1 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

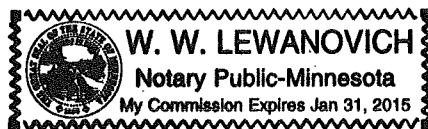
JON WIERZMA  
NAME  
590 LEXINGTON PARKWAY SO.  
ST. PAUL, MN 55116  
ADDRESS

651-695-9924  
TELEPHONE NUMBER

Subscribed and sworn to before me this

1st day of MARCH, 2010.

W. W. Lewanovich  
NOTARY PUBLIC



# CITY OF SAINT PAUL

## AFFIDAVIT OF PERSON CIRCULATING CONSENT PETITION FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

Jon Wiersma, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 2 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

02/08/10

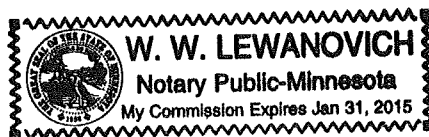
Jon Wiersma  
NAME

590 S. Lexington  
ADDRESS

651.695.9924  
TELEPHONE NUMBER

Subscribed and sworn to before me this  
8th day of February, 2010.

W. W. Lewanovich  
NOTARY PUBLIC



I, Jon Wiersma, as an independent contractor and on behalf of Hamernicks, showed each signee the Consent for Rezoning and explained that Hamernicks applied to the city to rezone a parcel of newly purchased property at 1389 Hawley from RM (residential) to TN2 (commercial). I further explained that the property in question, a vacant lot, would serve Hamernicks for daytime parking.

A handwritten signature in black ink, appearing to be 'Jon Wiersma', with a stylized, flowing script.

Jon Wiersma  
590 Lexington Pkwy. S.  
St. Paul, MN 55116  
651-695-9924

03/01/10



# CITY OF SAINT PAUL

## CONSENT OF ADJOINING PROPERTY OWNERS FOR A **REZONING**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of TED LYNN LLC,  
(name of petitioner)  
to rezone the property located at 1389 Hawley,  
from a RM2 zoning district to a TN2 zoning district.

2. A copy of sections \_\_\_\_\_ through \_\_\_\_\_, inclusive of the Saint Paul Zoning Code; and acknowledge that we are aware of all of the uses permitted in a TN2 zoning district and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;

TED LYNN LLC to a TN2 zoning district.  
(Name of petitioner)

**We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.**

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
24-29-23-41-0074 1375 Rice	Sharon DeMaio	Sharon DeMaio	3/11/2010

**NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.**

# CITY OF SAINT PAUL

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(name of petitioner)  
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from a RM zoning district to a TN2 zoning district; and
2. A copy of sections \_\_\_\_\_ through \_\_\_\_\_ inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a \_\_\_\_\_ zoning district, and we are aware that any of these uses can be established upon City Council approval of the Rezoning. We hereby consent to the rezoning of the property in the petition of

TED LYNN LLC to a \_\_\_\_\_ zoning district.  
(name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
24-29-23-41-0007	Domenick Piant	[Signature]	12/00/09
24-29-23-41-0074	Mike Demais	[Signature]	1/19/10

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acknowledge that we are aware of all of the uses established in the City of Saint Paul and are  
aware that any of these uses can be established upon City Council approval of the rezoning. We hereby  
consent to the rezoning of the property in the petition of;

\_\_\_\_\_ to a \_\_\_\_\_ zoning district.  
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
1420 Rice	Yik Chi Lo	<i>[Signature]</i>	12-18-09
1423 Rice	KHUE DANG	<i>[Signature]</i>	12-14-09
1360 Rice	Ross Van Ness	<i>[Signature]</i>	12/17/09
1409 Park St	Glen Christensen	<i>[Signature]</i>	12/17/09
1399 Park St	KEVIN ZERVO	<i>[Signature]</i>	12-19-09
1395 Park St	KEVIN ZERVO	<i>[Signature]</i>	12-19-09
1411 Rice St	Gloria Cep's St	<i>[Signature]</i>	12.19.09
1391 Park St	Tiffany Lambrecht	<i>[Signature]</i>	12.19.09
34 E Wheelock	Roger Kramer	<i>[Signature]</i>	12/17/09
1381 Hawley	CHAD MATHEW	<i>[Signature]</i>	12/19/09
1384 Hawley	Scott Leier	<i>[Signature]</i>	12/28/09

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# CITY OF SAINT PAUL

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(name of petitioner)  
to rezone the property located at 1389 Hawley St.  
from a RM zoning district to a TN2 zoning district.

2. A copy of sections \_\_\_\_\_ through \_\_\_\_\_, inclusive of the Saint Paul Zoning Code, and acknowledge that we are aware of all of the uses permitted in the \_\_\_\_\_ zoning district. We are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of;

\_\_\_\_\_ to a \_\_\_\_\_ zoning district.  
(Name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
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1423 Rice	KHUE DANG	[Signature]	12-14-09
1360 Rice	Ross VanNess	[Signature]	12/17/09
1409 Park St	Glen Christensen	[Signature]	12/17/09
1399 Park St	KEVIN ZEMOS	[Signature]	12-19-09
1395 Park St	KEVIN ZEMOS	[Signature]	12-19-09
1411 Rice St	Gloria Capistrano	[Signature]	12.19.09
1391 Park St	Tiffany Lambrecht	[Signature]	12.19.09
34 E Wheelock	Roger Kramer	[Signature]	12/19/09
1100 Arlington	Douglas Oman	[Signature]	2/8/10

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Ted and Lynn LLC to a TN2 zoning district.  
(name of petitioner)

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
110 Arlington	RICE ARLINGTON SENIOR SUPPORTIVE HOUSING, INC.	Brenda Full V.P.	2-22-10

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from a RM zoning district to a TN2 zoning district; and
2. A copy of sections \_\_\_\_\_ through \_\_\_\_\_ inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN2 zoning district, and we are aware that any of these uses can be established upon City Council approval of the Rezoning. We hereby consent to the rezoning of the property in the petition of

Ted and Lynn LLC to a TN2 zoning district.  
(name of petitioner)

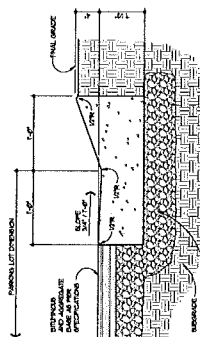
We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
1409 Park St	Dagmar Christensen	Dagmar Christensen	2-20-10
	Glen Christensen	Glen Christensen	2-20-10
110 Cottage	Roger Kramer	Roger Kramer	2-23-10
1405 Park St	Jeanette Wyatt	Jeanette Wyatt	2-27-10

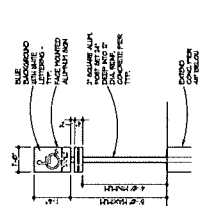
This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

ARCHITECTURAL  
SITE PLAN[illegible]

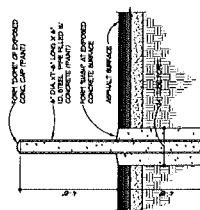
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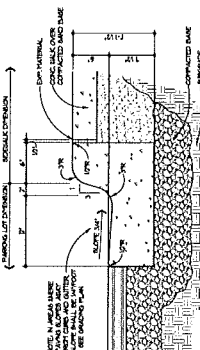
6 CONC. CURB/GUTTER  
A1:1 1 1/2"=1'-0"



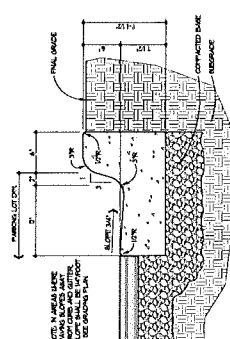
5 DETAIL - SIGN



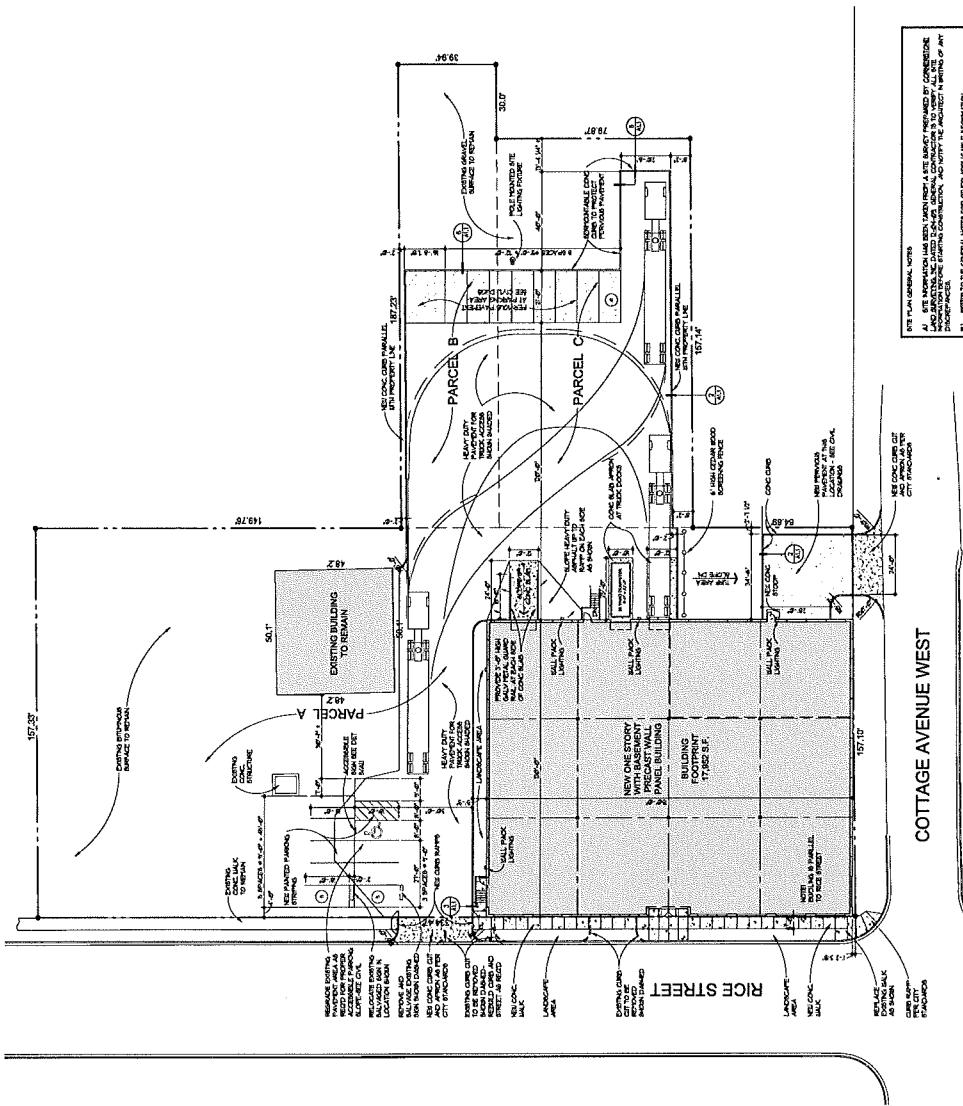
4 DETAIL - BOLLARD



3 CONC. CURB/GUTTER  
A1.1 1 1/2"=1'-0"



2 CONC. CURB/GUTTER

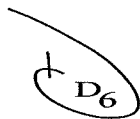


1 ARCHITECTURAL SITE PLAN  
A1.1 1"=20'-0"

SITE DATA - 1386 RICE STREET ST. PAUL, MN	
CURRENT ZONING DISTRICTS:	
PANEL "A" -	TH-2 NEIGHBORHOOD DISTRICT
PANEL "B" -	TH-2 NEIGHBORHOOD DISTRICT
PANEL "C" -	TH-2 NEIGHBORHOOD DISTRICT
PANEL "D" -	TH-2 RESIDENTIAL DISTRICT
ZONING VARIANCE REQUIRED FOR PANEL "B" AND "C" TO RE-ZONE TO TH-2 NEIGHBORHOOD DISTRICT.	
ZONING REQUIREMENTS	
TH-2 NEIGHBORHOOD DESIGN STANDARDS APPLY	
BUILDING SETBACKS	
FRONT YARD	0'-0"
SOUTH SIDE YARD	0'-0"
WEST SIDE YARD	6'-0"
PARKING SETBACKS	
FRONT YARD	0'-0"
REAR YARD	0'-0"
EAST SIDE YARD	0'-0"
WEST SIDE YARD	6'-0"
SPOT AREA	
PANEL "A"	59,379 S.F. (1.29 ACRES)
PANEL "B"	1,473 S.F. (0.17 ACRES)
PANEL "C"	12,545 S.F. (0.29 ACRES)
PANEL "D"	74,236 S.F. (1.69 ACRES)
BUILDING SQUARE FOOTAGE	
UPPER LEVEL (MAIN FLOOR)	17,652 SF.
LOWER LEVEL (BASMENT)	17,652 SF.
TOTAL BUILDING SQUARE FOOTAGE	35,304 SF.
TOTAL BUILDING SQUARE FOOTAGE	20,782 SF.
FLOOR AREA RATIO	
5' (50' MINIMUM RECD BUILDING LOT COVERAGE)	36,302 S.F.
RECD BUILDING SIZE BASED ON F.A.R.	
PROPOSED BUILDING FOOTPRINT AREA	17,652 S.F.
24.7% BUILDING AREA LOT COVERAGE	
CONVS VARIANCE REQUIRED FOR CONSTRUCTING BUILDING	
SMALLER THAN ZONING REQUIRED	
TH-2 DESIGN STANDARDS FOR BUILDING USE	
MAXIMUM BUILDING SIZE SHALL NOT EXCEED	10,000 S.F.
MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED	CONSTRUCTING BUILDING
LARGER THAN TH-2 ZONING REQUIRED	
PARKING	
PARKING REQUIRED	10 STALLS
PARKING REQUIRED (USE: 1 SPACE PER 900 S.F.)	24 STALLS
WAREHOUSE USE: 1 SPACE PER 5,000 S.F.	18 STALLS
6,352 S.F. OF SHOWROOM =	12 STALLS
TOTAL PARKING REQUIRED	36 STALLS
PARKING PROVIDED:	18 STALLS
ACCESSIBLE PARKING PROVIDED	1 STALL
ACCESSIBLE PARKING REQUIRED	1 STALL







District 6 Planning Council

213 Front Avenue  
Saint Paul MN 55117  
651-488-4485 fax: 651-488-0343  
district6@qwestoffice.net

February 2, 2010

Planning and Economic Development

District 6 Planning Council's Land Use Task Force, which is charged with making autonomous recommendations concerning all uses of land support Hamernick's development.

Lynn Natus attended the January Land Use meeting to discuss the possibility of the rezoning of an area from RM to TN2 and the need for a building height variance. The Land Use Task Force unanimously recommends variances required as well as a re-zone.

If you have any questions please contact staff at the numbers above.

Regards,

*Jeff Martens*

Jeff Martens  
Land Use Chairman

## **LAND USE TASK FORCE REPORT**

**Tuesday January 26, 2010**

**6:30 PM**

### **At its January 26, 2010 meeting the Land Use Task Force:**

Approved a height and width variance for a new sign to be installed by Parks and Recreation at Rice and Arlington

✕ Approve rezoning parcels within Hammernicks project as well as approving a variance

Approved the change in ownership license for Vianai Kitchen, 1394 Jackson

Supported the outside storage project at 92 West Ivy

Recommended that 267 Front be a owner occupied tri-plex

Approved the rezone, conditional use permit and parking variance for New Harmony Assisted Living

Upheld original recommendation that all service on Lonetti's patio end at 1:00 AM

Laid over until early February any recommendations concerning a rezone from B-3 to I-1 at 780 Rice, Ace Auto, so the North End Business Association can weigh in and the Rice Street Small Area Plan looked at.

Recommended that the skate equipment stay in place, the play equipment be removed and a bathroom erected and Front Recreation Center. The recommendation will go to Como Avenue Block Club for further review and process

Heard an update concerning the Capital Region Watershed District

Supported Tri-Areas position concerning the Arlington Jackson Small Area Plan

Appointed Triesta Brown as D-6 representative and Mary Warwro as alternate on the Como Transportation Advisory Committee

Discussed with District 6 residents (3) their reasoning behind their feeling that their block would be better served by District 10

Closed the public portion of the meeting and will bring a recommendation to the Board concerning redistricting any boundaries

Approve the move of the Land Use Task Force meetings to North End Elementary



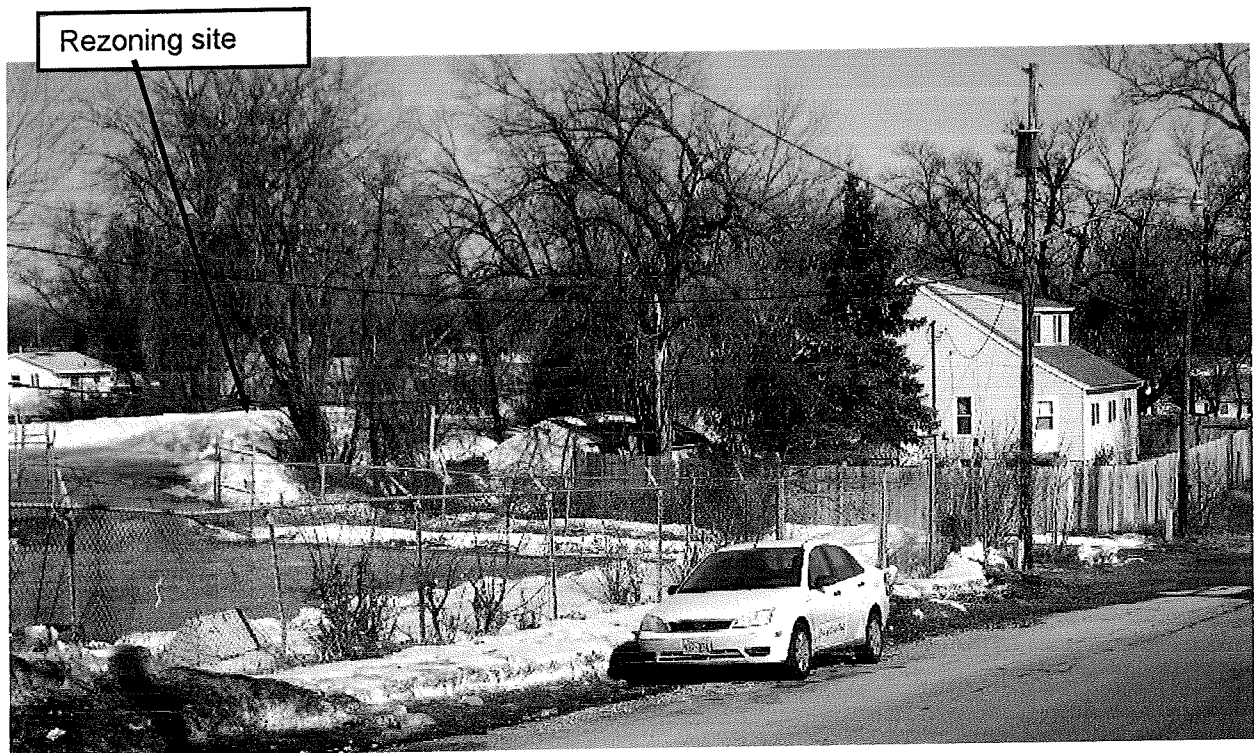
Site to be rezoned



Northeast of site to be rezoned

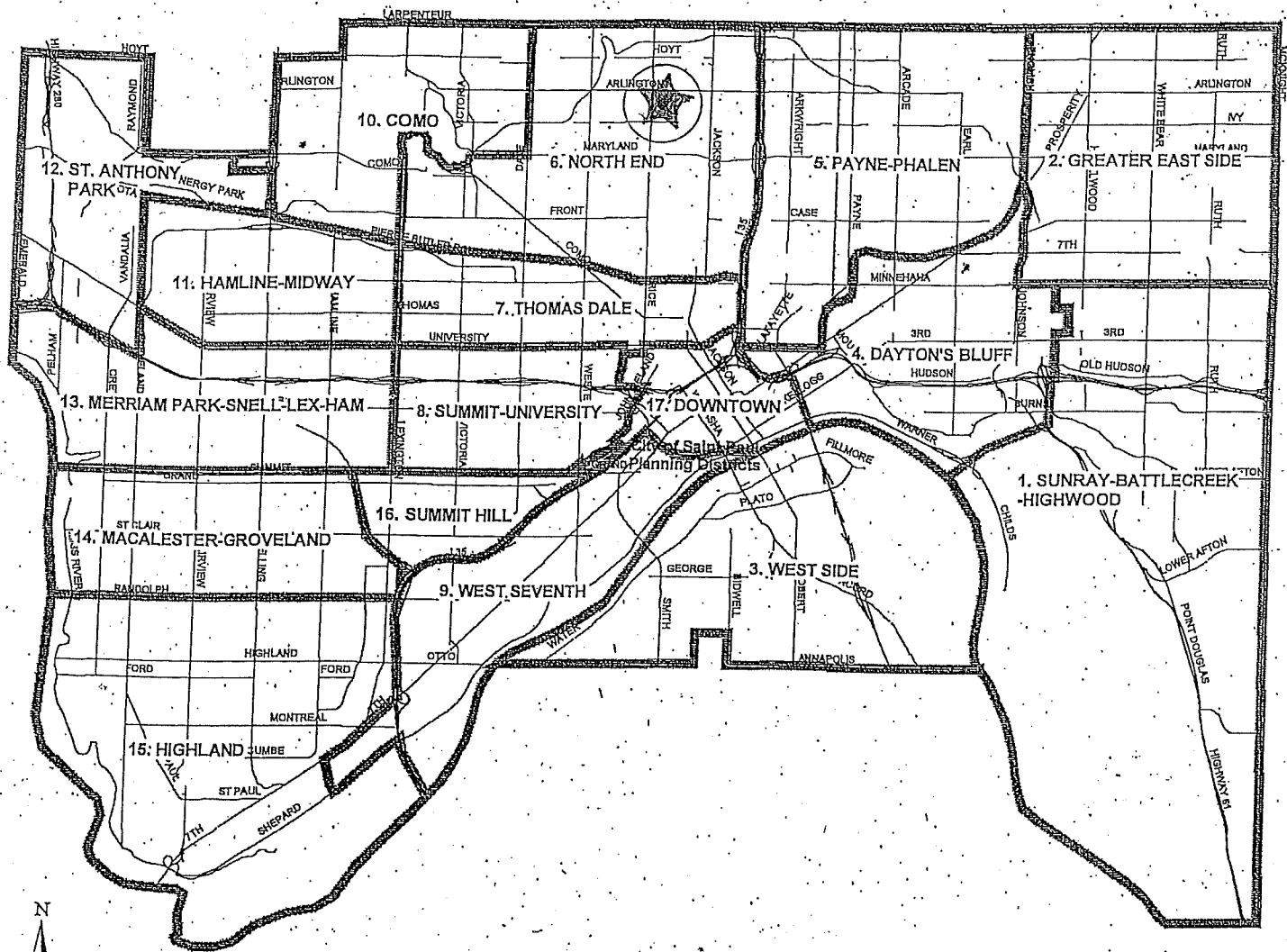


Site to be rezoned, looking southeast



South of site to be rezoned, from Cottage

# CITIZEN PARTICIPATION DISTRICTS

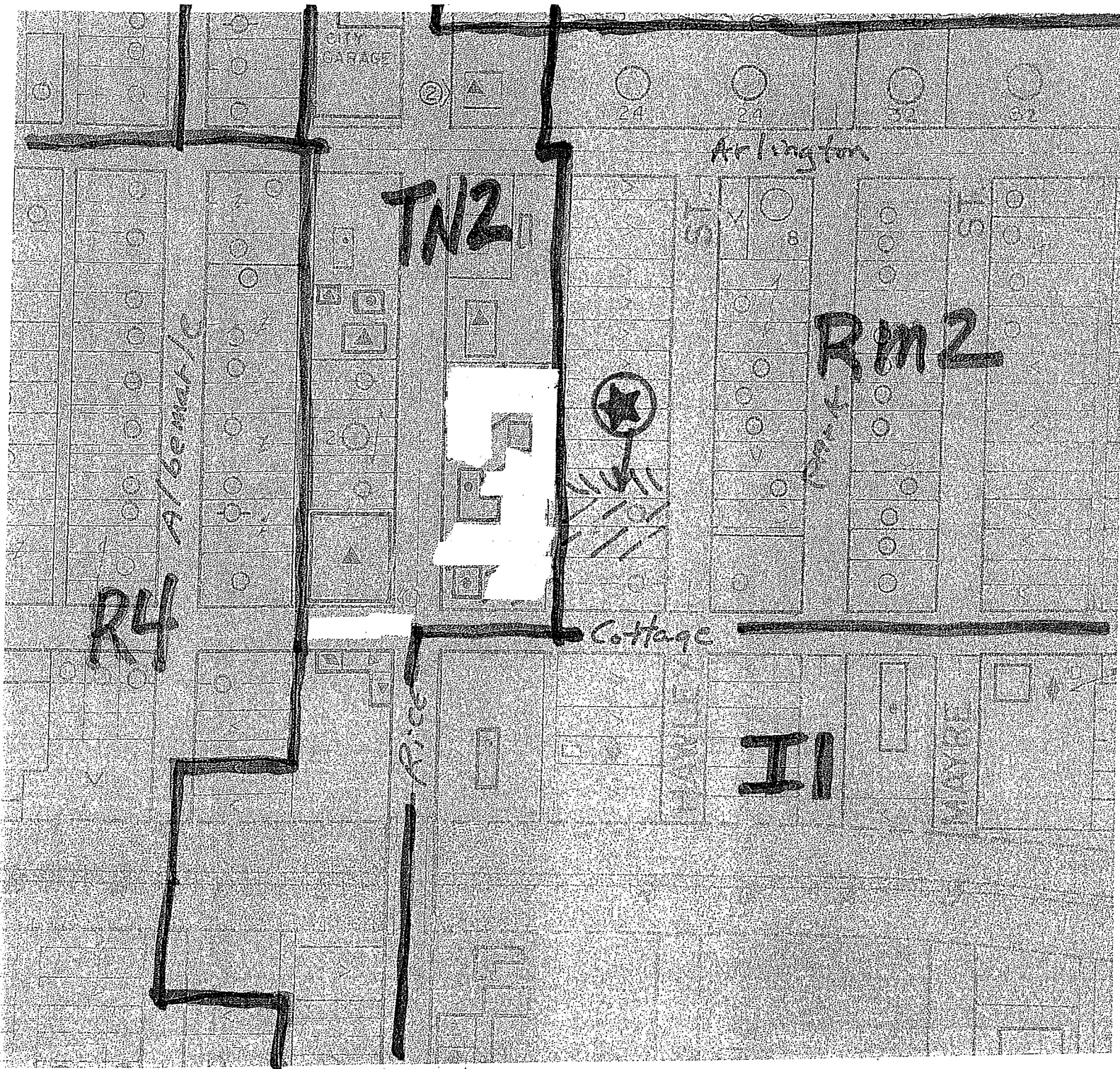


## CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE-MIDWAY
12. ST. ANTHONY
13. MERRIAM PK.-LEXINGTON HAMLINE
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

#  
10-115751





APPLICANT TED and Lynn LLC  
 PURPOSE REZ RM2 → TN2  
 FILE # 10-115751 DATE 3-2-10  
 PLNG. DIST. 6 MAP # 4

SCALE 1" = 400'



# LEGEND

zoning district boundary

subject property

one family  
 two family  
 multiple family

commercial  
 industrial  
 vacant



## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Hamernick Hill **FILE #:** 10-106-605
  2. **APPLICANT:** Hamernick Decorating Center **HEARING DATE:** April 1, 2010
  3. **TYPE OF APPLICATION:** PC Variance
  4. **LOCATION:** 1396 Rice St, NE corner at Cottage
  5. **PIN & LEGAL DESCRIPTION:** 192922320149, Hagers Subdivision Of Lots1 Vac Alley Adj & Lots 11 Thru 23 Blk 5; 192922320158, Hagers Subdivision Of Lots1 Vac Alley Adj & Lots 26 & 27 Blk 5; 192922320157, Hagers Subdivision Of Lots1 Vac Alley Adj & Lots 28 Blk 5
  6. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** TN2, RM2
  7. **ZONING CODE REFERENCE:** § 61.601; § 61.202(b)
  8. **STAFF REPORT DATE:** March 24, 2010 **BY:** Patricia James
  9. **DATE RECEIVED:** February 4, 2010 **60 DAY DEADLINE FOR ACTION:** April 5, 2010
- 

- A. **PURPOSE:** Variances of TN density and design standards: building size of 10,000 sq. ft. permitted, 20,782 sq. ft. proposed; floor area ratio of 0.5 required, 0.319 proposed; and window/door openings of 30% of front elevation required, 25.8% proposed
- B. **PARCEL SIZE:** Irregular parcel, 334.47 ft. (Rice), 157.1 ft. (Cottage) with a total lot area of 75,592 sq. ft.
- C. **EXISTING LAND USE:** Vacant rent-all business
- D. **SURROUNDING LAND USE:**  
North: Restaurant, gas station, senior apartments (TN2, RM2)  
East: Low density residential (RM2)  
South: Automotive and industrial uses (I1)  
West: Mixed commercial and residential uses (TN2)
- E. **ZONING CODE CITATION:** § 61.202(b) authorizes the planning commission to grant variances when related to rezonings, using the required findings of §61.601.
- F. **HISTORY/DISCUSSION:** A permit for the rent-all business was approved in 1959. As part of the proposed redevelopment of this site, applications for rezoning properties on Hawley and site plan review have also been submitted (ZF#s 10-115-751 and 10-113-485).
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 6 Community Council recommends approval of the variances.
- H. **FINDINGS:**
  1. The applicant seeks to redevelop this site for a new home decorating center. The proposed showroom and warehouse will be located at the corner of Cottage and Rice. It will be one story construction with a partial basement. The showroom area will be 9,352 sq. ft.; the warehouse area will include 11,430 sq. ft. in the main building. In addition, one of the existing buildings on the site, with an area of 2,415 sq. ft., will be retained for storage.
  2. Section 65.534 states: *In TN2--TN3 traditional neighborhood districts, the showroom or sales area shall be located at the front of the building and designed in a manner consistent with traditional storefront buildings, and total floor area shall not exceed ten thousand (10,000) square feet.* The new building proposed by the applicant locates the showroom/sales area at the front of the building. However, the total floor area is 20,782 sq. ft., 10,782 sq. ft. larger than permitted for this use in the TN2 district. The applicant has requested a variance of the size limit.
  3. Section 66.331 states that the minimum floor area ratio (FAR) for nonresidential uses is 0.5 (50%). The applicant's proposal includes a new building of 20,782 sq. ft. and retaining an existing building of 2,415 sq. ft., for an FAR of .319 (31.95%). Section 66.343 lists design standards for the traditional neighborhood districts. The proposed development does not comply with Sec. 66.343(14)a. While door and window openings are 75% of the length of the primary street façade and thus over the minimum of 50%, they are 25.8% of the area of the ground floor of the primary street façade, less than the required 30%. The applicant has also requested variances of these standards.

4. Section 61.601 sets out the required findings for a variance of the Zoning Code:

- (a) *The property in question cannot be put to a reasonable use under the strict provision of the code.* This finding is met. A new home decorating center is a reasonable use of this site. The site is larger than is typical in pedestrian-oriented commercial areas, so the TN2 standard for maximum building size of 10,000 sq. ft. and minimum floor area ratio of 0.5 cannot both be accommodated under the strict provision of the code. The proposed development complies with many of the design requirements for the TN2 district, including the building holding the corner and the total length of door and window openings along the Rice Street façade. The building's higher ceiling meets the design requirement for one story buildings in TN2 districts (Sec. 66.343(12)), by providing greater height, but this also increases the area of the ground floor façade, making it unreasonable to comply with the strict provision of the code regarding percent of window and door openings.
- (b) *The plight of the landowner is due to circumstances unique to his property, and these circumstances were not created by the landowner.* This finding is met. The site is unusually long and narrow and includes additional property to the east, creating a uniquely shaped parcel. This existing site configuration was not created by the landowner.
- (c) *The proposed variance is in keeping with the spirit and intent of the code, and is consistent with the health, safety, comfort, morals and welfare of the inhabitants of the City of Saint Paul.* This finding is met. The intent of the TN2 regulations regarding building size, floor area ratio, and window area on the ground floor is to create a pedestrian-friendly, walkable environment. The proposed development includes many of these elements. The window and door openings comprise 75% of the length of the building (exceeding the 50% minimum), which mitigates the area requirement and thus meets the spirit and intent of the area requirement. The nature of the proposed showroom and warehouse use, which is permitted in the TN2 district, is a type of development that also requires a larger size than conventional retail uses. The size of the building and the floor area ratio are proportionate to the size of the site and the needs of the business, thus meeting the intent of the regulations. The variances are also consistent with the health, safety, comfort, morals, and welfare of city inhabitants.
- (d) *The proposed variance will not impair an adequate supply of light and air to adjacent property, nor will it alter the essential character of the surrounding area or unreasonably diminish established property values within the surrounding area.* This finding is met. The variances of building size, window area in the front façade, and floor area ratio will not impact the light and air to adjacent properties and will not alter the essential character of the area. The proposed development represents a significant investment, which should have a positive impact on property values in the surrounding area.
- (e) *The variance, if granted, would not permit any use that is not permitted under the provisions of the code for the property in the district where the affected land is located, nor would it alter or change the zoning district classification of the property.* This finding is met. None of the variances would permit a use not already permitted in the TN2 zoning district.
- (f) *The request for variance is not based primarily on a desire to increase the value or income potential of the parcel of land.* This finding is met. The variance requests are based on a desire to redevelop the site in a manner consistent with the TN2 regulations and the operational requirements of the business.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the variances of TN density and design standards to permit a showroom/warehouse building of 20,782 sq. ft. with a floor area ratio of 0.319 and window/door openings of 25.8% for the front elevation in accordance with the application for variance and the site plan on file, subject to the condition that the City Council approves the rezoning of 1389 and 0 Hawley to TN2.





# APPLICATION FOR ZONING VARIANCE

Department of Safety and Inspections

375 Jackson Street

Suite 220

Saint Paul, MN 55101-1806

General: 651-266-9008

Fax: (651) 266-9099

Zoning office use only

File Number: 10-106605

Fee: \$

Tentative Hearing Date:

Section(s)

City agent

Pdd  
2-4-10

PD-6

## APPLICANT

Name LYNN NATUS Company HAMERNICK DECORATING CENTER

Address 1381 NORTH RICE STREET

City ST. PAUL St. MN Zip 55117 Daytime Phone (651) 487-3211

Property Interest of Applicant (owner, contract purchaser, etc) OWNER

Name of Owner (if different)

Phone

## PROPERTY INFORMATION

Address / Location 1396 NORTH RICE STREET (PARCEL B & C)

Legal Description SEE ATTACHED SHEET

(attach additional sheet if necessary)

PARCEL B - 7473 SF.

Lot Size PARCEL C - 12,545 SF. Present Zoning RM-2 Present Use PARKING FOR PARCEL "A"

Proposed Use PARKING FOR PARCEL "A" - REZONE TO MATCH PARCEL "A" - TN-2

## Variance[s] requested:

**Supporting Information:** Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

- DRAWINGS DATED 2-4-10
- NARRATIVE
- LEGAL DESCRIPTION
- ADJOINING PROPERTY OWNER SIGNATURES
- LAND USE TASK FORCE REPORT 1-26-10
- FILING FEE

Attachments as required:



Site Plan



Attachments



Pro Forma

Applicant's Signature

Lynn Natus

Date

2/4/10

**POPE ASSOCIATES, INC**  
**1255 Energy Park Drive**  
**St. Paul, MN 55108-5118**

February 4, 2010

**REZONING AND BUILDING DESIGN VARIANCE NARRATIVE**

**From:** Daniel Pollastrini

**Re:** Hamernick Decorating Center – New Showroom Building  
PAI No. 51778-09116

**Subject:** **CITY SUBMITTAL ATTACHMENT - NARRATIVE**

Lynn Natus of Hamernick Decorating Center is requesting a property re-zoning and three Building Design Variances for the property located at 1396 North Rice Street, St. Paul, Minnesota. The Hamernick Decorating Center is planning to expand their current facility by demolishing two out of the three buildings on this property and replacing them with a larger one story building that will contain a new decorating showroom and warehouse facility. Lynn has contacted the District 6 representative and a neighborhood meeting took place on January 26<sup>th</sup>. There was no opposition to the rezoning request. Submitted with this letter are adjoining property owner's signatures and a recap of the meeting.

Hamernicks has contracted with Pope Architects to help with the building design, City approval, and construction process. Prior to this submittal, Pope Architects has met with Tom Beach from the Department of Safety and Inspections to review proposed project design, and coordinate the City process for approval.

**DESCRIPTION OF REZONING REQUEST**

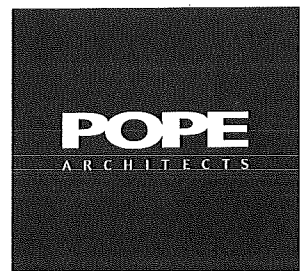
The property is divided into 3 parcels. The largest parcel "A", is located at the front of site on Rice Street and will contain the new proposed building. Parcel "B" and Parcel "C" are located at the rear of the site. They will contain parking for the facility and will be needed for truck maneuvering to the truck docks located at the rear of the building. See site plan drawings submitted with this submittal. The following is a description of each parcel.

<u>PARCEL</u>	<u>SIZE</u>	<u>CURRENT ZONING</u>	<u>PROPOSED REZONING</u>
Parcel "A"	52,579 SF. (1.20 acres)	TN-2 Neighborhood District	-----NA-----
Parcel "B"	7,473 SF. (0.17 acres)	RM-2 Residential District	TN-2
Parcel "C"	12,545 SF. (0.29 acres)	RM-2 Residential District	TN-2
TOTALS	72,592 SF. (1.66 acres)		

It was determined at our initial meetings with the Tom Beach that Parcel "B" and Parcel "C" should be rezoned from RM-2 to TN-2, to match Parcel "A" zoning, since truck maneuvering will take place on these two parcels.

We feel that this rezoning request should be granted, based on the following:

- Property can't be put into reasonable use with current zoning, since truck access to rear of building is necessary for building function.
- Circumstances are unique to this property, since it includes 3 separate parcels which is a circumstance that was not created by the landowner.
- Rezoning is in keeping with the spirit and intent of the code, and will unify the zoning for the entire property.
- Rezoning will not impair an adequate supply of light and air to adjacent properties, and will not alter the essential character of the surrounding area in a negative way.
- Rezoning would not permit any use that is not permitted per code.
- Rezoning request is not based primarily on a desire to increase property value or income for the land owner.



## DESCRIPTION OF BUILDING DESIGN VARIANCES

It was determined that the building design will follow the TN-2 Traditional Neighborhood Design Standards. The following is a description of the 3 building design variances we are requesting.

### VARIANCE REQUEST #1 - BUILDING SIZE

TN-2 Traditional Neighborhood Design Standards state that the building shall not exceed 10,000 square feet. The proposed building is 20,782 square feet. A variance is requested to construct building **LARGER** than City code allows.

### VARIANCE REQUEST #2 – FLOOR AREA RATIO

TN-2 Traditional Neighborhood Density standards state that non-residential uses require a minimum floor area ratio of .5. (Minimum 50% building lot coverage). This would require a building size of 36,296 square feet. The proposed new building size is only 20,782 square feet. A variance is requested to construct building **SMALLER** than City code allows. Note that variance 1 and 2 are in direct conflict with each other.

### VARIANCE REQUEST #3 – STREET ELEVATION- PERCENTAGE OF WINDOWS

TN-2 Traditional Design Standards state that for new commercial buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor of the primary street façade.

The street façade for this property is Rice Street. Overall length of proposed building is 150'-0", and required length of windows/doors at (50) percent would be 75'-0". Proposed front elevation exceeds this length requirement at (75) percent, with a total length of windows/doors at 112'-0".

Required (30) percent windows/doors for the front elevation would be 917.4 sf. Our front elevation design is slightly under at (25.8) percent, with a total of windows and doors at 790 sf. A variance is requested to construct building (4.2) percent under the design standard for windows and doors.

We feel that these three variance requests should be granted, based on the following:

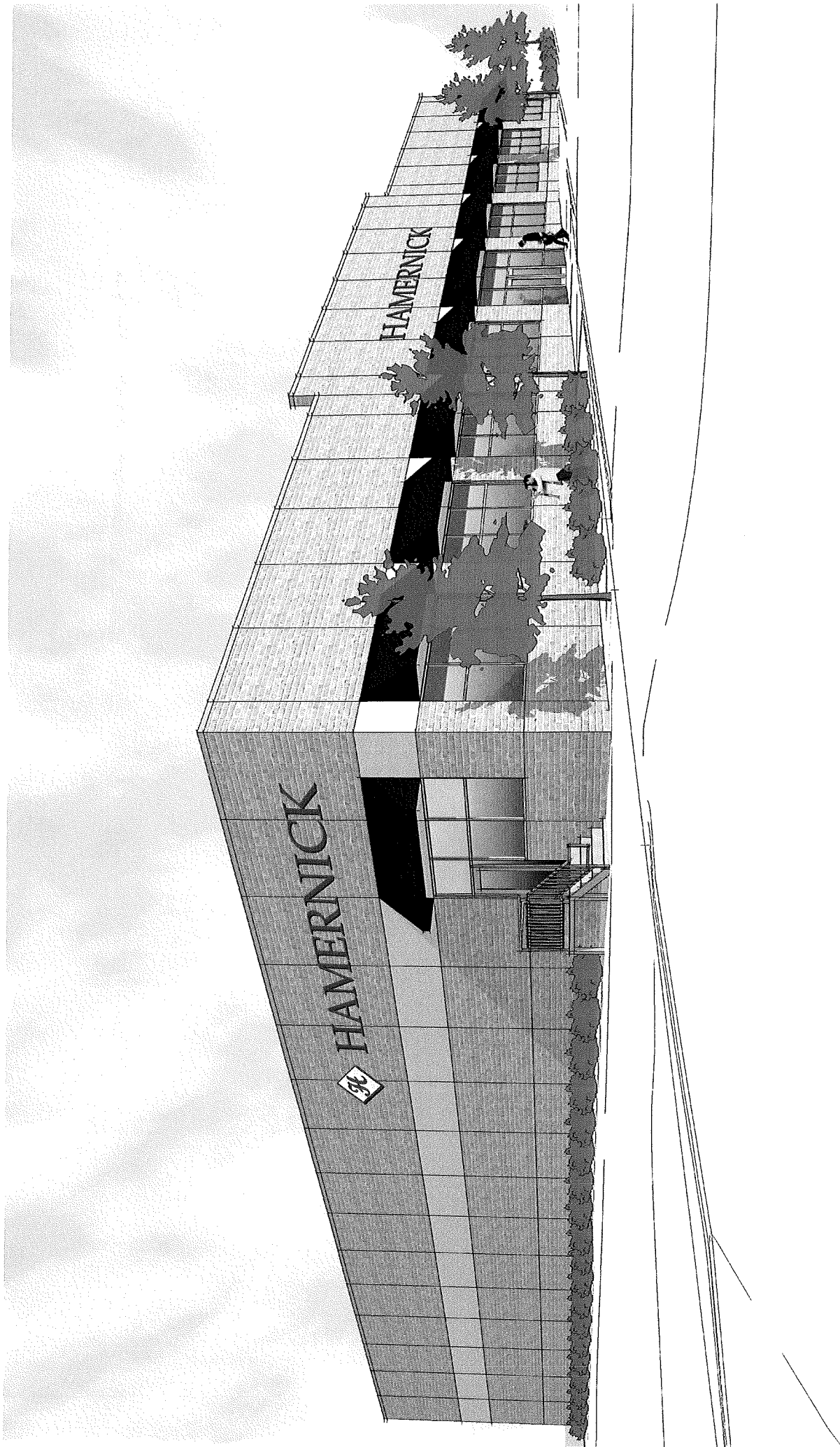
#### Variance #1 and #2

- The two different code requirements are in conflict with each other. Any proposal presented would require a variance for approval. The proposed building size does fall between the two building size requirements and therefore, we believe variance should be granted.

#### Variance #3

- The proposed percentage of glass is very close to the design standard requirements. The Building owner requires a clear height of 20'-0" inside building, which created a taller than average one story building, thus increasing the overall percentage of front elevation area required.
- The intent of this code standard is to break up the front façade with different building elements. The proposed front elevation design includes fabric awnings over every window and door. If awnings were included in this calculation, the proposed design would have a total of (40.5) percent of windows/doors/awnings, exceeding the minimum requirement by (14.7) percent.
- The proposed design exceeds length of window/door requirement by (25) percent, but our percentage of glass is only under (4.2) percent. We believe that the length and percentage of glass could be averaged together, since they both are intended to break up the front façade.

- The proposed variance is in keeping with the spirit and intent of the code, and is consistent with the design intent of the code, by creating a well balanced appealing building.
- Rezoning will not impair an adequate supply of light and air to adjacent properties, and will not alter the essential character of the surrounding area in a negative way. Curb appeal will be greatly enhanced from current conditions, which could increase established property values.
- Rezoning would not permit any use that is not permitted per code.
- Rezoning request is not based primarily on a desire to increase property value or income for the land owner.

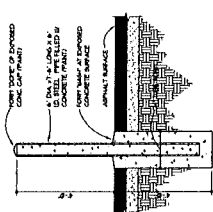




SUBMITTAL  
FOR  
SITE PLAN REVIEW

ARCHITECTURAL  
SITE PLAN[illegible]

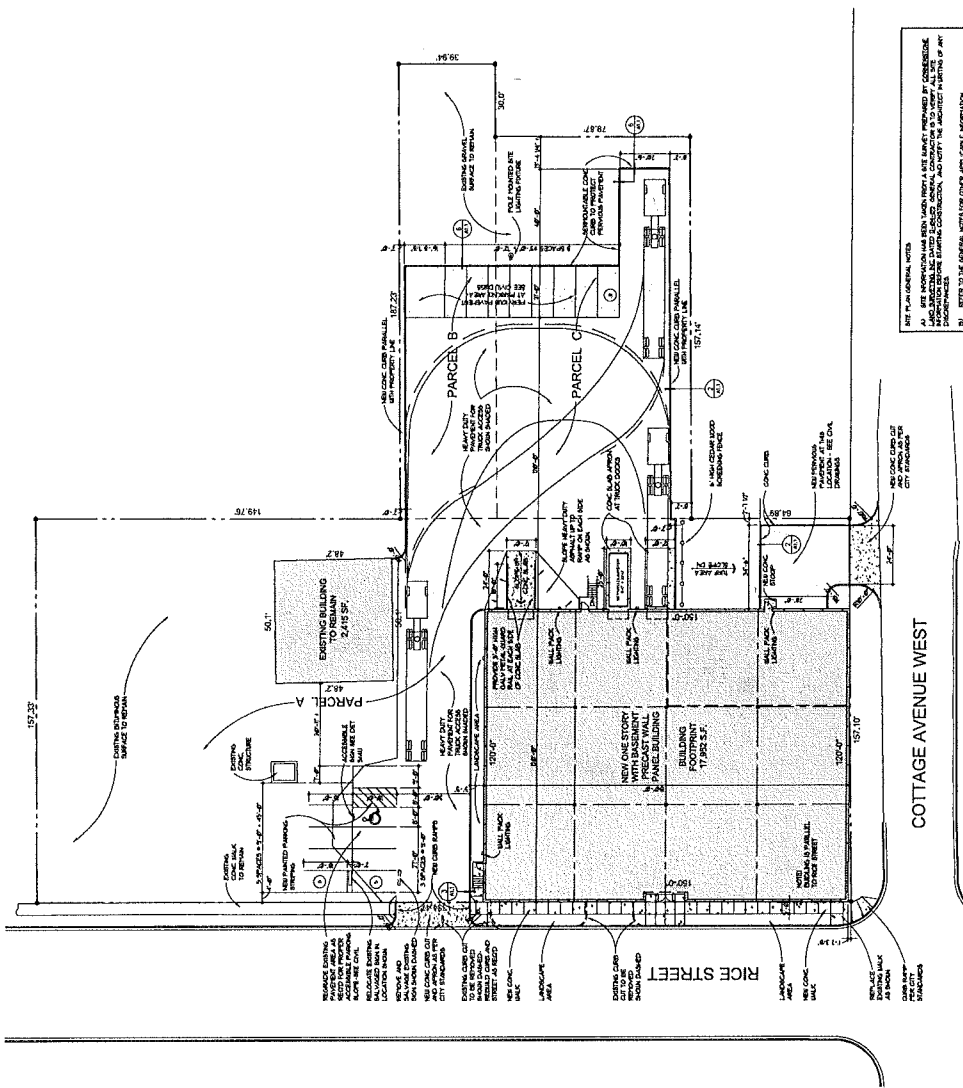

## A1.1



4  
A1.1

DETAIL - BOLLARD

1/2"=1'-0" 0 1' 2'



1 ARCHITECTURAL SITE PLAN  
A1.1 1"=20'-0"

SITE DATA - 1396 RICE STREET ST. PAUL, MN													
CURRENT ZONING DISTRICTS													
PANEL "A" =	N-2 NEIGHBORHOOD DISTRICT												
PANEL "B" =	N-2 NEIGHBORHOOD DISTRICT												
PANEL "C" =	N-2 NEIGHBORHOOD DISTRICT												
ZONING VARIANCE REQUIRED FOR PANEL "B" AND "C" TO RE-ZONE TO N-2 NEIGHBORHOOD DISTRICT.													
ZONING DISTRICT MAP													
N-2 NEIGHBORHOOD, NEIGHBORHOOD DESIGN STANDARDS APPLY													
<table><tr><td>BUILDING SETBACKS</td><td>(RICE STREET)</td></tr><tr><td>FRONT YARD</td><td>0'-0"</td></tr><tr><td>REAR YARD</td><td>0'-0"</td></tr><tr><td>SOUTH SIDE YARD</td><td>0'-0"</td></tr><tr><td>WEST SIDE YARD</td><td>6'-0"</td></tr></table>		BUILDING SETBACKS	(RICE STREET)	FRONT YARD	0'-0"	REAR YARD	0'-0"	SOUTH SIDE YARD	0'-0"	WEST SIDE YARD	6'-0"		
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NEED BUILDING SIZE BASED ON F.A.R.													
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PARKING													
PARKING REQUIRED													
SHOWROOM USE (1 SPACE PER 900 S.F.):													
9,252 S.F. OF SHOWROOM = 10.3 STALLS													
TOTAL PARKING REQUIRED = 10.3 STALLS													
TOTAL PARKING PROVIDED = 23 STALLS													
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TOTAL PARKING PROVIDED = 18 STALLS													
ACCESSIBLE PARKING PROVIDED = 1 STALL													
ACCESSIBLE PARKING REQUIRED = 1 STALL													

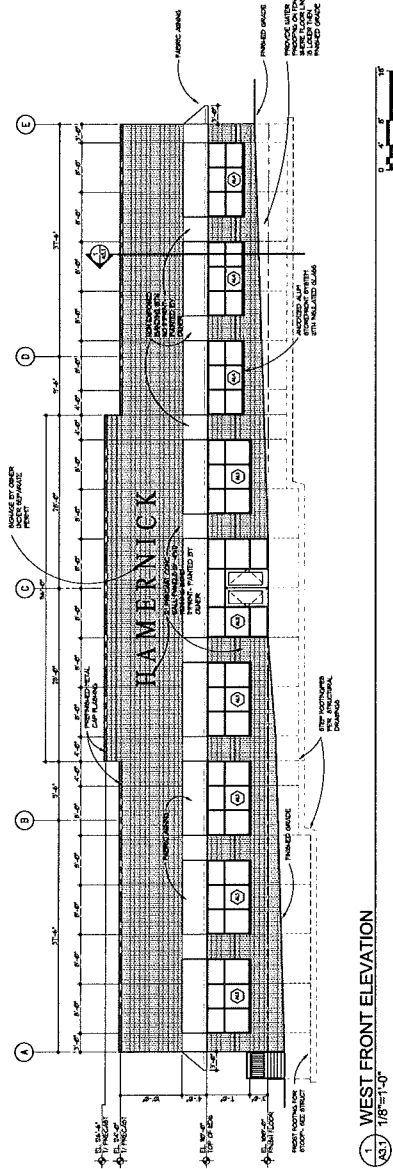
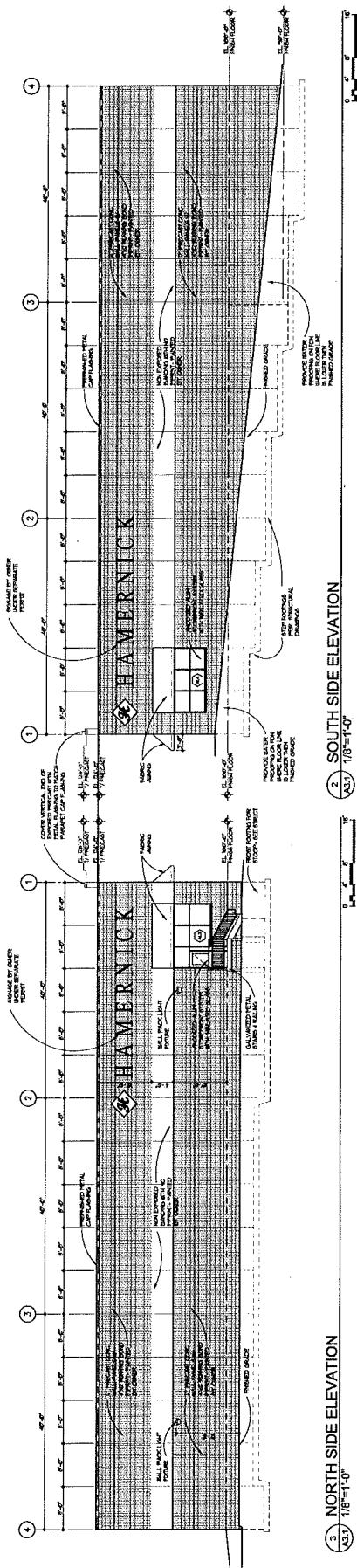
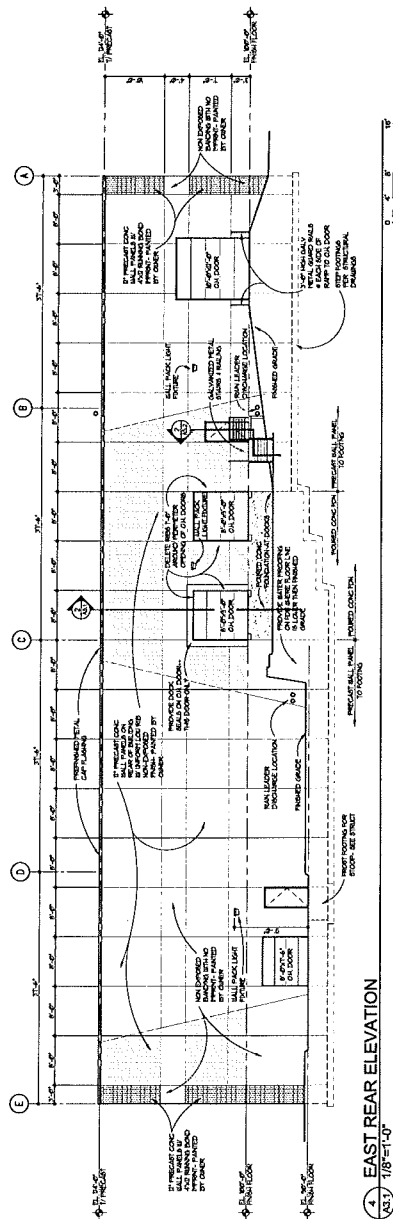




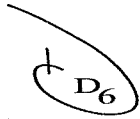
## EXTERIOR ELEVATIONS

[illegible]

### A3.1







District 6 Planning Council

213 Front Avenue  
Saint Paul MN 55117  
651-488-4485 fax: 651-488-0343  
district6@qwestoffice.net

February 2, 2010

Planning and Economic Development

District 6 Planning Council's Land Use Task Force, which is charged with making autonomous recommendations concerning all uses of land support Hamernick's development.

Lynn Natus attended the January Land Use meeting to discuss the possibility of the rezoning of an area from RM to TN2 and the need for a building height variance. The Land Use Task Force unanimously recommends variances required as well as a re-zone.

If you have any questions please contact staff at the numbers above.

Regards,

*Jeff Martens*

Jeff Martens  
Land Use Chairman

## **LAND USE TASK FORCE REPORT**

**Tuesday January 26, 2010**

**6:30 PM**

### **At its January 26, 2010 meeting the Land Use Task Force:**

Approved a height and width variance for a new sign to be installed by Parks and Recreation at Rice and Arlington

✕ Approve rezoning parcels within Hammernicks project as well as approving a variance

Approved the change in ownership license for Vianai Kitchen, 1394 Jackson

Supported the outside storage project at 92 West Ivy

Recommended that 267 Front be a owner occupied tri-plex

Approved the rezone, conditional use permit and parking variance for New Harmony Assisted Living

Upheld original recommendation that all service on Lonetti's patio end at 1:00 AM

Laid over until early February any recommendations concerning a rezone from B-3 to I-1 at 780 Rice, Ace Auto, so the North End Business Association can weigh in and the Rice Street Small Area Plan looked at.

Recommended that the skate equipment stay in place, the play equipment be removed and a bathroom erected and Front Recreation Center. The recommendation will go to Como Avenue Block Club for further review and process

Heard an update concerning the Capital Region Watershed District

Supported Tri-Areas position concerning the Arlington Jackson Small Area Plan

Appointed Triesta Brown as D-6 representative and Mary Warwro as alternate on the Como Transportation Advisory Committee

Discussed with District 6 residents (3) their reasoning behind their feeling that their block would be better served by District 10

Closed the public portion of the meeting and will bring a recommendation to the Board concerning redistricting any boundaries

Approve the move of the Land Use Task Force meetings to North End Elementary

## APPLICANT'S REQUEST FOR CONTINUANCE

DATE: March 10, 2010

Richard Kramer, Chair  
Zoning Committee  
City of Saint Paul  
1400 City Hall Annex  
25 W. Fourth St.  
Saint Paul, MN 55102

RE: REQUEST FOR CONTINUANCE  
Zoning File # 10-106-605 Hamernick Hill

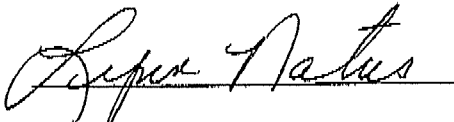
Dear Mr. Kramer:

I am the applicant or the applicant's duly appointed representative in the Zoning File above stated.

I hereby request a continuance of the City's review of this zoning application. I am aware of and understand the statutory requirements found in Minn. Stat. § 15.99 (as amended 2003) requiring the City of Saint Paul to approve or deny this application within sixty (60) days of its submission. I desire to waive this statutory requirement for a decision on this application by April 5, 2010, and extend the deadline for action by 18 days to April 23, 2010.

I understand that this continuance means that the Zoning Committee public hearing will occur on April 1, 2010. I further understand that the Planning Commission decision on the application will be made within the period of extension agreed to and most likely on April 9, 2010, and that this extension will allow time for any appeal of the Planning Commission decision to occur and for the scheduling of a public hearing before the City Council.

Sincerely,



Signature of Applicant or  
Applicant's duly appointed  
Representative

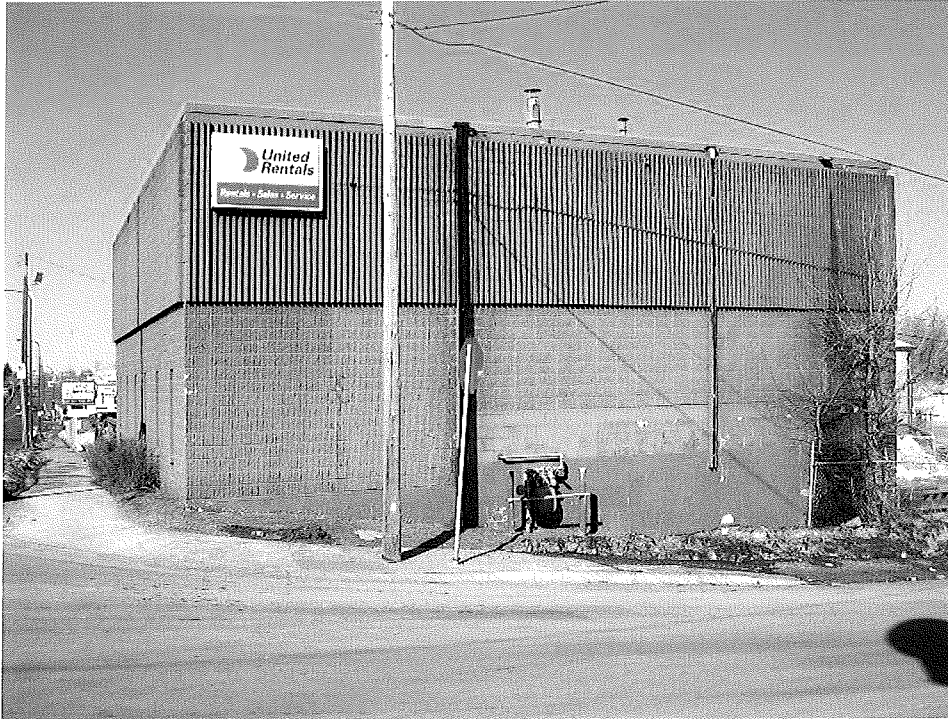
Lynn Natus  
Hamernick Decorating Center  
Printed name of Applicant or  
Applicant's duly appointed  
Representative

# GISmo Oblique Photography

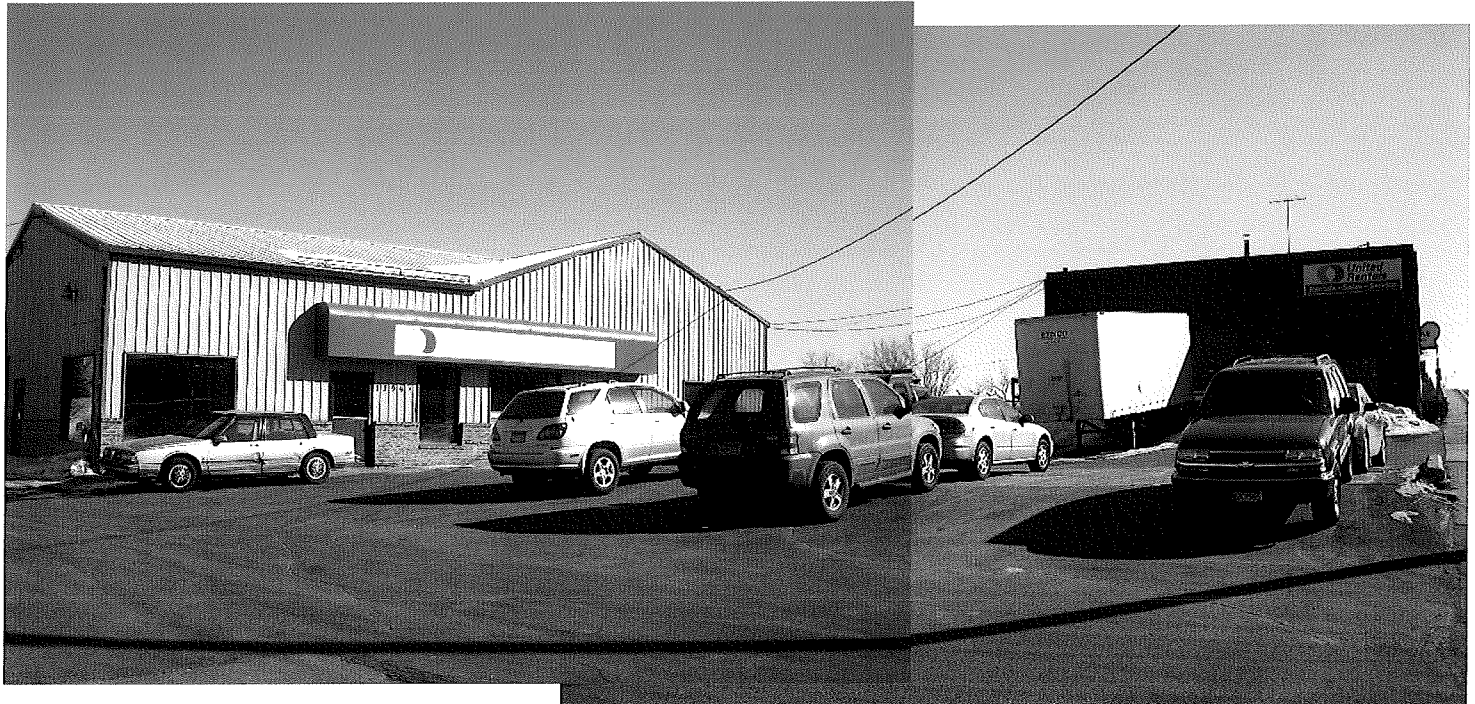
Images courtesy of: Microsoft® Virtual Earth™ 2006

☐ Show Dashboard ☐ Show Reference Map



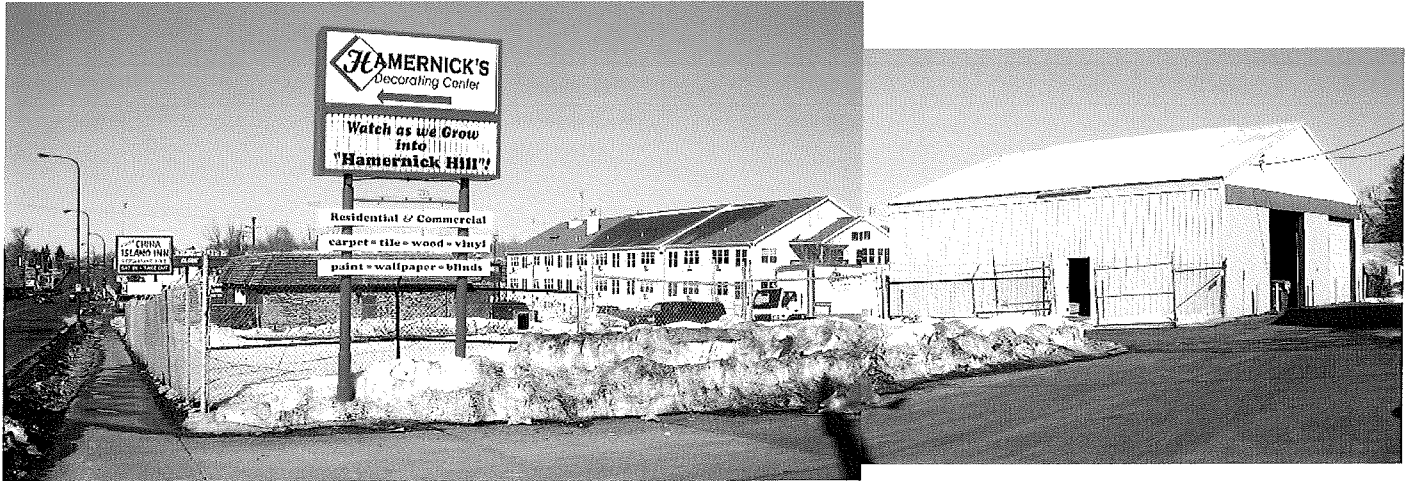


Site at NE corner of Rice and Cottage

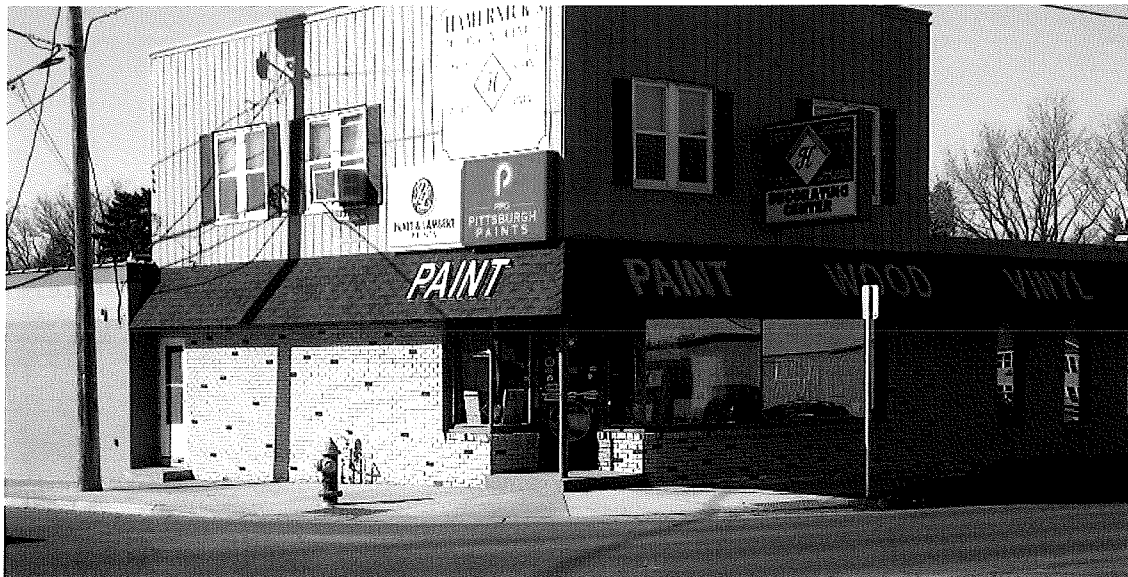


Middle of site on Rice





Middle/north end of site, including bulding to remain



Across Rice St. (NW corner Rice and Cottage)



North on west side of Rice St.

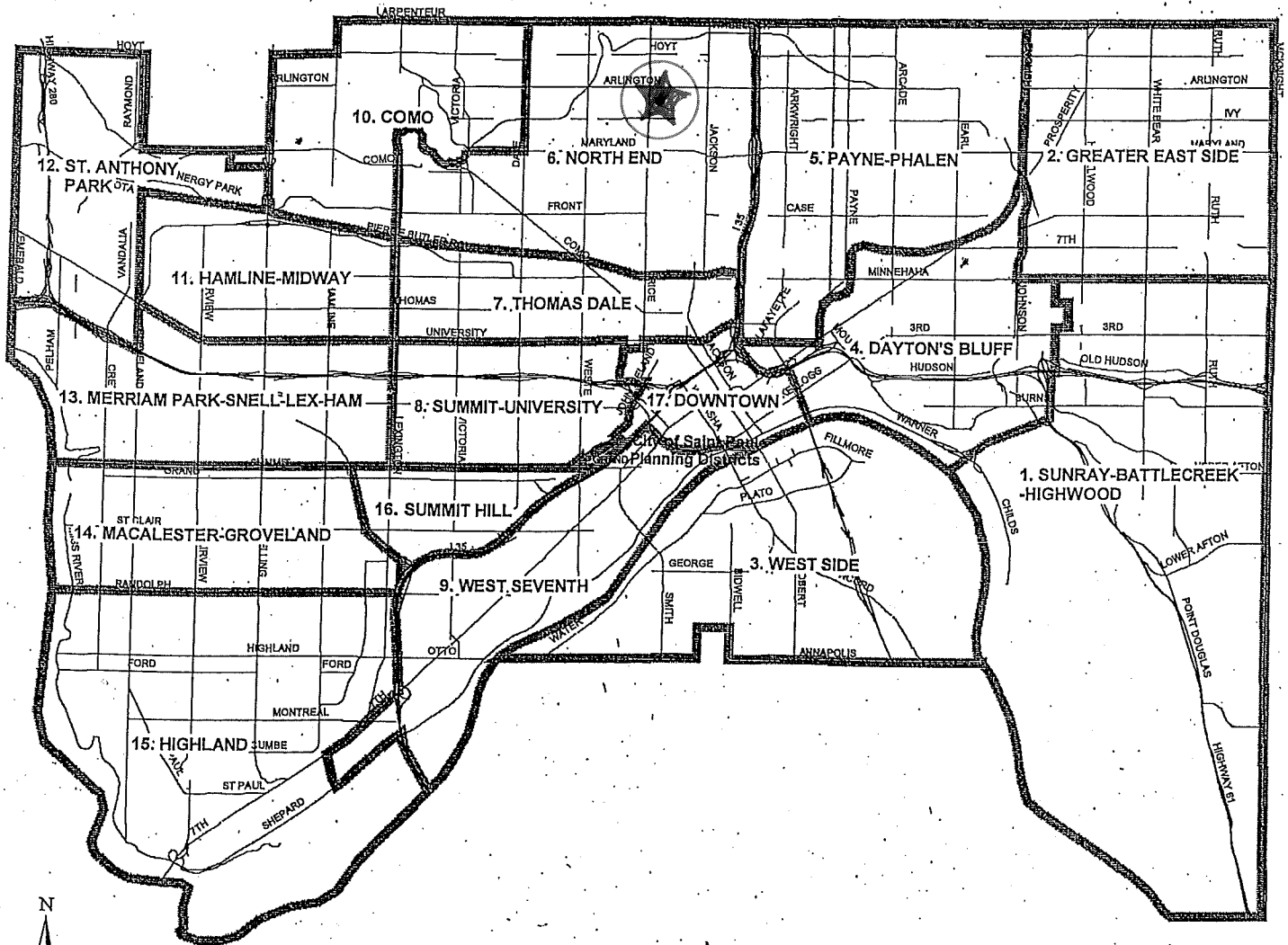


SW corner Rice and Cottage



SE corner Rice and Cottage

# CITIZEN PARTICIPATION DISTRICTS

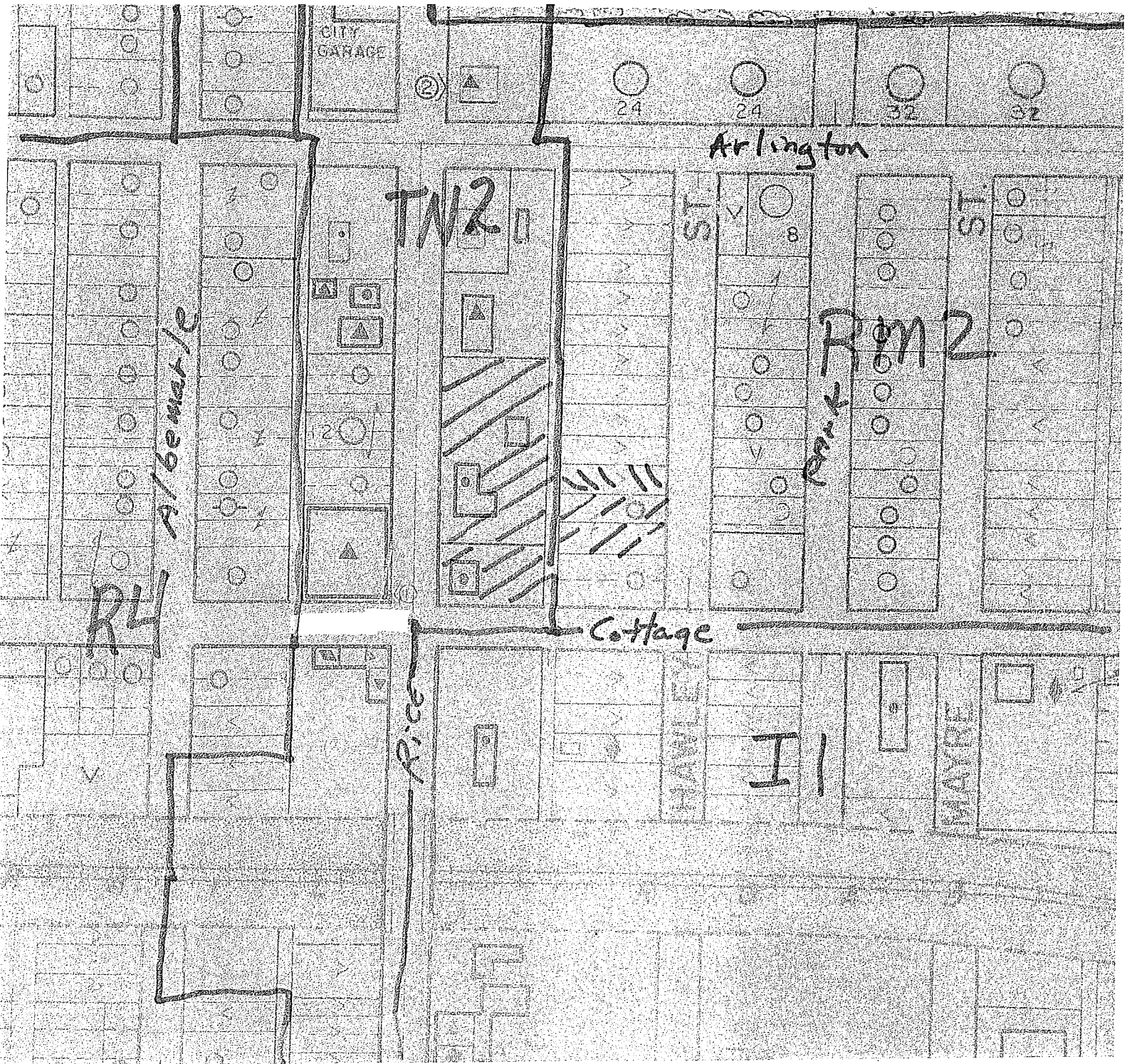


## CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE-MIDWAY
12. ST. ANTHONY
13. MERRIAM PK.-LEXINGTON HAMLINE
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

#10-106605





APPLICANT HAMERNICK Decorating Ct

PURPOSE PC - VARIANCE

FILE # 10-106605 DATE 2-12-10

PLNG. DIST. 6 MAP # 4

SCALE 1" = 400'



LEGEND

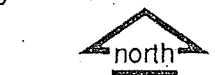
zoning district boundary

subject property

one family

two family

multiple family



commercial

industrial

vacant